



MONTGOMERY COUNTY DEPARTMENT OF PARKS
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Agenda Item: 13
 December 5, 2013

MEMORANDUM

DATE: November 25, 2013

TO: Montgomery County Planning Board

VIA: Mary Bradford, Director of Parks
 John Nissel, Deputy Director of Parks
 Mike Riley, Deputy Director of Parks
 Mitra Pedoem, Chief, Park Development Division

FROM: Carl Morgan, CIP Manager, Park Development Division

SUBJECT: Capital Budget Transfer for Greenbriar Local Park

Recommendation

Approve a capital budget transfer of \$401,000 from Darnestown Square Heritage Park #098704 and Takoma-Piney Branch Local Park #078707, to Greenbriar Local Park #078705. The source of transfer funding is outlined below:

Completed Projects	Transfer Amounts by Funding Source		
	P&P Bonds	POS	TOTAL
Darnestown Square Heritage Park	\$ 73,772	\$ 88,033	\$ 161,805
Takoma-Piney Branch Local Park	\$ 174,586	\$ 64,609	\$ 239,195
TOTAL	\$ 248,358	\$ 152,642	\$ 401,000

Background

The Greenbriar Local Park capital project will provide a new park on a 25-acre tract of land located at 12525 Glen Road, in Potomac. Facilities will include a regulation soccer/football field with spectator seating areas, a single multi-use court, a grass volleyball court, an interpretive playground with rubber surfacing, interpretive signage and entry arbors, a fully accessible asphalt loop path, stone entrance walls, an entry pergola with seating, a picnic area with possible picnic shelter, parking, stormwater management facilities, landscape planting and site furnishings.

Construction bids were recently received and were higher than construction cost estimates due to the strengthening economy and the rapidly changing construction market.

Justification

The park facilities to be provided at Greenbriar Local Park will help meet an identified deficit of rectangular fields, basketball courts and playgrounds as noted in the PROS plan for this area of Montgomery County.

After receiving the higher than anticipated construction bids, bidders were asked to provide deduct alternate costs for several items in the project. By eliminating these features, which included several stone retaining walls, a second pergola and seating area, stone stairs, several picnic tables and a picnic shelter (which may be constructed at a later date by Facilities Management staff), the construction cost was substantially reduced.

In addition, two projects scheduled to close-out at the end of FY14 with remaining unspent funds were identified as potential sources of funds which could be transferred. Darnestown Square Heritage Park was dedicated in late 2012. Construction costs for this new urban park were significantly less than anticipated due to market conditions. The transfer from this project will be \$161,805.

The Takoma-Piney Branch Local Park project funded major renovation of an existing park. The lower than estimated cost was primarily due to a soft construction market. The transfer from this project will be \$239,195.

Conclusion

Per Commission Practice 3-60, transfers over \$50,000 require Montgomery County Planning Board approval. This action does not need County Council approval as it is an administrative transfer that does not exceed ten percent of the cumulative appropriation in the project receiving the funds.

In the adopted FY13-18 CIP, the cumulative appropriation for Greenbriar Local Park is \$4,006,000. With the Board's concurrence, we will seek transfer of \$401,000, the allowable amount for an administrative transfer-in to this project.

Upon Planning Board approval of the administrative transfer of funds, the attached Budget Adjustment Form will be circulated for signature and then forwarded to the Secretary-Treasurer. This action will be noted in all appropriate budget documents.

Please see attached PDFs for project details.

ATTACHMENTS: PDFs; Budget Adjustment Form
T:\Budget\CIP\BUDGET_TRANSFERS\FY14\GREENBRIAR.\$401K\MCPB.112613.docx

M-NCPPC
REQUEST FOR BUDGET ADJUSTMENT
 Montgomery County Department of Park and Planning
Park Development Division

Transfer Log #	FY14 - 01
Transfer Amount	\$401,000.34
Date:	11/25/13

TRANSFER FUNDS FROM					BALANCE		
OCA #	OCA Title	PDF #	PDF Name	Amount	Before Adj.	After Adj.	BY
625012	Darnestown Sq. POS	098704	Darnestown Square Heritage Park	\$88,033.00	\$150,341.74	\$62,308.74	
698781	T-PBr POS	078707	Takoma-Piney Branch Local Park	\$64,580.00	\$64,580.00	\$0.00	
698783	T-PBr POS Hort Svcs.	078707	Takoma-Piney Branch Local Park	\$29.34	\$29.34	\$0.00	

TRANSFER FUNDS TO:					BALANCE		
OCA #	OCA Title	PDF #	PDF Name	Amount	Before Adj.	After Adj.	BY
634221	Greenbriar POS	078705	Greenbriar Local Park	\$88,033.00			
634221	Greenbriar POS	078705	Greenbriar Local Park	\$64,580.00	2,541,891.60	2,694,533.94	
634221	Greenbriar POS	078705	Greenbriar Local Park	\$29.34			
Total Transfer (POS Funding):				\$152,642.34			

TRANSFER FUNDS FROM					BALANCE		
OCA #	OCA Title	PDF #	PDF Name	Amount	Before Adj.	After Adj.	BY
698785	T-PB Future Series	078707	Takoma-Piney Branch Local Park	\$174,586.00	\$314,498.17	\$139,912.17	
625023	Darnestown Sq. Future Series	098704	Darnestown Square Heritage Park	\$73,772.00	\$155,747.99	\$81,975.99	

TRANSFER FUNDS TO:					BALANCE		
OCA #	OCA Title	PDF #	PDF Name	Amount	Before Adj.	After Adj.	BY
634226	Greenbriar Future Series	078705	Greenbriar Local Park	\$174,586.00			
634226	Greenbriar Future Series	078705	Greenbriar Local Park	\$73,772.00	605,149.90	\$853,507.90	
Total Transfer (P&P Bonds):				\$248,358.00			

Originator & Date: **Carl Morgan, CIP Manager, Park Development Division**

Originating Division Chief & Date: **Mitra Pedoeem, Chief, Park Planning and Development**

Dept. Head Approval & Date:

PDD Staff: After signatures (above), forward to John Kroll, Budget Manager, Budget Office, CAS.

Budget Officer Approval and Date:

Secretary-Treasurer Approval & Date:

FINANCE: PLEASE RETURN A COPY OF THIS SIGNED REQUEST TO CARL MORGAN, PARKSIDE HQ (301-495-2573)

REMARKS:

As adopted by Montgomery County Council, the cumulative appropriation of Project #078705, Greenbriar Local Park, is \$4,006,000. The transfer policy allows up to 10% of the adopted cumulative appropriation to be transferred into a project, and this request meets the transfer limit. See attached memo for details.

Transfers greater than \$50,000 require approval by the Montgomery County Planning Board. This action was approved December 5, 2013.

Greenbriar Local Park -- No. 078705

APPROVED

Category **M-NCPPC**
 Subcategory **Development**
 Administering Agency **M-NCPPC**
 Planning Area **Potomac-Travilah**

Date Last Modified
 Required Adequate Public Facility
 Relocation Impact
 Status

March 07, 2012
No
None
Final Design Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	753	44	482	227	101	126	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	3,253	0	0	3,253	651	2,602	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	4,006	44	482	3,480	752	2,728	0	0	0	0	0

FUNDING SCHEDULE (\$000)

Contributions	300	0	0	300	300	0	0	0	0	0	0
Park and Planning Bonds	831	44	482	305	82	223	0	0	0	0	0
Program Open Space	2,875	0	0	2,875	370	2,505	0	0	0	0	0
Total	4,006	44	482	3,480	752	2,728	0	0	0	0	0

OPERATING BUDGET IMPACT (\$000)

Maintenance	8	0	0	2	2	2	2	2	2
Offset Revenue	-4	0	0	0	-1	-1	-1	-1	-1
Program-Other	13	0	0	0	13	0	0	0	0
Program-Staff	277	0	0	0	70	69	69	69	69
Net Impact	294	0	0	0	84	70	70	70	70
WorkYears	0.0	0.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0

DESCRIPTION

This project provides a new local park on a 25 acre tract of undeveloped parkland at 12525 Glen Road, Potomac. Facilities will include a regulation soccer/football field with spectator areas, a single basketball/multi use court, a single grass volleyball court, a playground, asphalt loop path and pedestrian connections, central seating and entrance feature, picnic table areas, gazebo, 70 space parking area, portable toilets, bioretention stormwater management facilities, landscaping, and other miscellaneous amenities.

ESTIMATED SCHEDULE

Design is underway with construction scheduled in FY13-14.

JUSTIFICATION

This new park was proposed in the Potomac Subregion Master Plan approved and adopted in 2002. The 1998 Park, Recreation and Open Space Master Plan identified the Travilah planning area as having some of the highest unmet recreational needs in the County, specifically identifying the need for ballfields, basketball courts, and playgrounds in this planning area. The Montgomery County Planning Board approved the park facility plan on September 8, 2005. Greenbriar will provide many new facilities estimated as needed by the 2005 Land Preservation, Parks and Recreation Plan, specifically a playground, basketball court and a new soccer field. This park is essential as it is one of the few locations where new fields in the area can be placed.

FISCAL NOTE

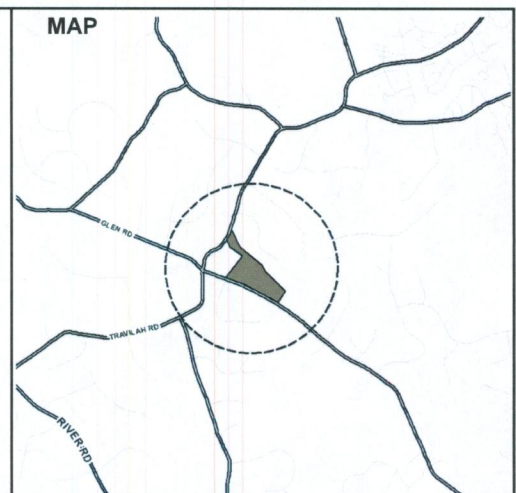
In 2005, the Planning Board approved the utilization of \$300,000 contribution funding for construction of a proposed regulation soccer field at Greenbriar Local Park in honor of William H. Hussmann, in fulfillment of a requirement of the 2002 Approved and Adopted Potomac Subregion Master Plan, which states the following, "Dedicate sufficient land for a regulation size soccer field on this site or elsewhere in the subregion or, in the alternative, provide funding in lieu of land."

OTHER DISCLOSURES

- A pedestrian impact analysis has been completed for this project.
- M-NCPPC asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

APPROPRIATION AND EXPENDITURE DATA		
Date First Appropriation	FY10	(\$000)
First Cost Estimate	FY09	3,832
Current Scope		4,006
Last FY's Cost Estimate		4,006
Appropriation Request	FY13	0
Appropriation Request Est.	FY14	0
Supplemental Appropriation Request		0
Transfer		+401
Cumulative Appropriation		4,006
Expenditures / Encumbrances		335
Unencumbered Balance		3,671
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout		0

COORDINATION
 MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION



Darnestown Square Heritage Park -- No. 098704

APPROVED

Category
Subcategory
Administering Agency
Planning Area

**M-NCPPC
Development
M-NCPPC
Darnestown**

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

**March 07, 2012
No
None
Under Construction**

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	176	29	147	0	0	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	720	108	612	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	734	137	759	0	0	0	0	0	0	0	0

FUNDING SCHEDULE (\$000)

Park and Planning Bonds	163	113	124	0	0	0	0	0	0	0	0
Program Open Space	571	24	635	0	0	0	0	0	0	0	0
Total	896	137	759	0	0	0	0	0	0	0	0

OPERATING BUDGET IMPACT (\$000)

Program-Staff				20	5	3	3	3	3	3	3
Net Impact				20	5	3	3	3	3	3	3
WorkYears					0.1	0.1	0.1	0.1	0.1	0.1	0.1

DESCRIPTION

Darnestown Square Heritage Park is an urban park on a 0.6-acre tract of undeveloped parkland located at 14019 Darnestown Road (Route 28) near the intersection with Seneca Road. It is adjacent to the Darnestown Village Center on the north side, and adjacent to residences on the other side.

Park amenities will include: an attractive and noticeable landmark along Route 28; historical interpretation; inviting and usable spaces; opportunities for public art display; safe pedestrian and bicycle visitor access; and, maintenance access and sustainable landscaping.

ESTIMATED SCHEDULE

Design is complete with construction scheduled in FY12.

JUSTIFICATION

The Potomac Sub-region Master Plan (2002); 2005 Land Preservation, Parks and Recreation Plan; facility plan approved by Montgomery County Planning Board, September, 2007.

OTHER

The park property was received in dedication in November 1995. Area residents requested that the property be dedicated for community use as a park for their town center and as a condition of approval for initial development of the Darnestown Shopping Center (Seneca Highlands). Several years ago representatives from the Darnestown Civic Association further requested that M-NCPPC develop this pocket-park into a focal point for their community to provide seating areas, space for community gatherings, and to showcase local heritage. Facility planning for the project was subsequently funded and initiated.

OTHER DISCLOSURES

- A pedestrian impact analysis has been completed for this project.
- M-NCPPC asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

APPROPRIATION AND EXPENDITURE DATA	COORDINATION	MAP												
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Date First Appropriation</td> <td>FY09</td> <td>(\$000)</td> </tr> <tr> <td>First Cost Estimate</td> <td>FY09</td> <td>875</td> </tr> <tr> <td>Current Scope</td> <td></td> <td></td> </tr> <tr> <td>Last FY's Cost Estimate</td> <td></td> <td>896</td> </tr> </table>	Date First Appropriation	FY09	(\$000)	First Cost Estimate	FY09	875	Current Scope			Last FY's Cost Estimate		896	<p>Up-county Recreation Advisory Board (UCRAB) Department of Permitting Services (DPS) Maryland State Highway Administration (MSHA) Public Arts Trust PEPCO</p>	
Date First Appropriation	FY09	(\$000)												
First Cost Estimate	FY09	875												
Current Scope														
Last FY's Cost Estimate		896												
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Appropriation Request</td> <td>FY13</td> <td>0</td> </tr> <tr> <td>Appropriation Request Est.</td> <td>FY14</td> <td>0</td> </tr> <tr> <td>Supplemental Appropriation Request</td> <td></td> <td>0</td> </tr> <tr> <td>Transfer</td> <td></td> <td>-162</td> </tr> </table>	Appropriation Request	FY13	0	Appropriation Request Est.	FY14	0	Supplemental Appropriation Request		0	Transfer		-162		
Appropriation Request	FY13	0												
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Transfer		-162												
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Cumulative Appropriation</td> <td>896</td> </tr> <tr> <td>Expenditures / Encumbrances</td> <td>198</td> </tr> <tr> <td>Unencumbered Balance</td> <td>698</td> </tr> </table>	Cumulative Appropriation	896	Expenditures / Encumbrances	198	Unencumbered Balance	698								
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Partial Closeout Thru	FY10	0												
New Partial Closeout	FY11	0												
Total Partial Closeout		0												

Takoma-Piney Branch Local Park -- No. 078707

APPROVED

Category
Subcategory
Administering Agency
Planning Area

M-NCPPC
Development
M-NCPPC
Takoma Park

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

March 07, 2012
No
None
Under Construction

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	549	383	166	0	0	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	3,091	648	2,443	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	3400	1,031	2,609	0	0	0	0	0	0	0	0

FUNDING SCHEDULE (\$000)

Park and Planning Bonds	1,027	383	644	0	0	0	0	0	0	0	0
Program Open Space	2,613	648	1,965	0	0	0	0	0	0	0	0
Total	3,640	1,031	2,609	0	0	0	0	0	0	0	0

OPERATING BUDGET IMPACT (\$000)

Program-Other				7	2	1	1	1	1	1
Program-Staff				19	10	5	1	1	1	1
Net Impact				26	12	6	2	2	2	2
WorkYears					0.1	0.1	0.0	0.0	0.0	0.0

DESCRIPTION

Takoma-Piney Branch Local Park, 2 Darwin Avenue, Takoma Park, is an existing 17.4-acre park adjacent to Piney Branch Elementary School. This project provides for renovations including a loop path, natural surface trails and pedestrian connections, improved entrance plaza and parking lot at Darwin Avenue, handicap parking at Grant Avenue and maintenance access, replaces existing basketball courts, replaces existing playground and adds another, reduces two volleyball courts to one, provides stormwater management for the parking lot and a wetland area in Takoma Woods, constructs a new shelter with ADA-compliant boardwalk access, replaces the existing restroom with portable toilets, and converts the two tennis courts to a skateboard park. The existing ballfield will remain unchanged.

ESTIMATED SCHEDULE

Construction is expected to be complete in FY12.

JUSTIFICATION

Support for the renovation of the Takoma-Piney Branch Local Park may be found in the Takoma Park Master Plan adopted December 2000. The facility plan is also consistent with the 1998 PROS plan. The 2005 Draft Land Preservation, Parks and Recreation Plan (LPPRP) cites the need for fifteen skateboard parks in the County. The Takoma-Piney Branch Local Park has Planning Board, City, and community approval for a small-scale, modular, neighborhood skateboard park. The Montgomery County Planning Board approved the Facility Plan in August 2005.

OTHER

This park is 30 years old and serves the densely populated area of Takoma Park. The Takoma Park City Council approved the plan and asked that it be given priority because it provides the only green space in an area with many apartment buildings. The skateboard facility will help provide one of the many that the Draft 2005 Land Preservation, Parks and Recreation Plan indicates are needed by 2020. The park will also provide walking paths to be used by the schools and community.

FISCAL NOTE

In FY09, \$63,000 (Park and Planning Bonds) was transferred in from Concord Local Park, PDF# 038702.

OTHER DISCLOSURES

- A pedestrian impact analysis has been completed for this project.
- M-NCPPC asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

APPROPRIATION AND EXPENDITURE DATA		
Date First Appropriation	FY07	(\$000)
First Cost Estimate	FY09	3,577
Current Scope		
Last FY's Cost Estimate		3,640
Appropriation Request	FY13	0
Appropriation Request Est.	FY14	0
Supplemental Appropriation Request		0
Transfer		-239
Cumulative Appropriation		3,640
Expenditures / Encumbrances		2,994
Unencumbered Balance		646
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout		0

COORDINATION

City of Takoma Park

MAP

